



**Townsend Planning Commission Meeting Agenda
February 09, 2022 @ 7:00 pm
Town Hall and via Conference Call**

Town Meetings will be returning to in person format. Residents may choose to attend meetings in person or via electronic means. Townsend Town Hall will be available to the Town Council and those of the public wishing to attend in person. All personnel and visitors entering Town Hall must wear masks and comply with all CDC guidelines, including social distancing guidelines. Those that are sick or who have been exposed to the COVID-19 virus are asked to not enter Town Hall and may attend the meeting virtually. Those wishing to attend virtually may dial 1(301)715-8592. When directed, provide following meeting ID 407 702 6733# and then the following password 332763# to enter the meeting. If you choose to access the meeting online

If you choose to access the meeting online join the online meeting: <https://us02web.zoom.us/j/4077026733?pwd=TjJlNmhzMHdOT1dDa3h0Ty8wY0pUQT09>

7:00 pm – PC Meeting

I. Call to Order

II. Opening Ceremonies

- a. Roll Call: Troy Geiger, James Reyes, Sheryl Rojas, Louis Krause, Patrick Miller
- b. Pledge of Allegiance
- c. Visitor Acknowledgement: no visitors
- d. Additions/Changes to the Agenda: Remove item IV not ready to discuss
- e. Announcements: Annual town letter due July 1. Provided format to Louis to begin updating. Sheryl will provide document and provide any assistance.

**III. Minutes from January 12th Planning Commission meetings to review and approve
Minutes approved as written and will be sent to town for posting on website.**

~~IV. Update on Woods at Hidden Creek comprehensive plot plan showing parking lot and clubhouse in the community:-~~ REMOVED

V. Discuss municipal clarification regarding signs: 24.24.060 Residential and 24.24.080 Free Standing. Are the dimensional standards referring to commercial/industrial but not commercial?

Email received from the engineer and a new design regarding the sign. All members agree that the sign is very large. There is a conflict between the two mentioned codes and the engineer said he always applies the most restrictive. A decision was made to rewrite the ordinance for residential signs that will include a definition of monument signs. Louis stated that the developer is living in the “grey area”. There are no measurements in the current code. We need to include some definitions of a sign, freestanding, background area because this information is missing and is possibly causing the confusion. Sheryl will research surrounding town for information regarding residential signs and have ready for the next meeting. Sheryl will also discuss with Councilman Lobdell if additional clarification is needed and/or for him to review the changes for the 24.24.060 ordinance. We’re concerned that the sign looks like the Deep Creek subdivision in Middletown, and we don’t want to have concrete walls as monument signs for subdivisions. The commercial ordinance 24.24.080 includes many definitions that we should include in the residential sign guidance. We want everything to fit the “community esthetics”.

VI. Status of 2020 Comprehensive Plan approval for final State Plus review.

The Comprehensive Plan was approved by the State Plus Committee. Public Hearing is scheduled for February 16th and then the Town Council will vote after the hearing. Biggest concern that people have is annexation. There is confusion with people not understanding that the Town will not take a person's property. The homeowner needs to request to be annexed and need to be touching a current property that is part of the town.

VII. Adjourn